

GHOST CANYON RANCH

245.72± ACRES

MONTAGUE COUNTY, TEXAS

\$1,963,302.80



Office: (214) 361-9191
www.hrcranch.com

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LOCATION: Ghost Canyon Ranch is located near Montague, TX. in central Montague County. Conveniently situated approximately 1.5 hours from Dallas, TX. and 1 hour and 20 minutes from Ft. Worth, TX., the nearest townships are Montague, TX. (5 miles NW) and St. Jo, TX. (10.5 miles NE). County Road access to the ranch's entry gate is provided by Catholic Cemetery Road fronting the ranch's southwestern boundary.

OVERVIEW: Ghost Canyon Ranch is a scenic combination agricultural production and recreational ranch with excellent

proximity to the Dallas/Ft. Worth Metroplex area. Wildlife and sportsmen benefit collectively from miles of private hardwood lined roads, creek crossings, fertile native pastures, wildlife corridors and outstanding water features! Water features abound with two soil conservation lakes (Clear Creek Watershed) and multiple ponds stocked with game fish. Remarkable topography, excellent native wildlife habitat, a water well, electricity and all-weather access combine to create a premier legacy ranch primed for future structural improvements.

All information is deemed reliable, but is not warranted by Hortenstine Ranch Company, LLC. All information is subject to change without prior notice.



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IMPROVEMENTS: Improvements on the property include: multiple lake/pond dams, boundary fencing (fair to moderate condition), working pens and a fenced camp site with electricity, water well and septic tank.

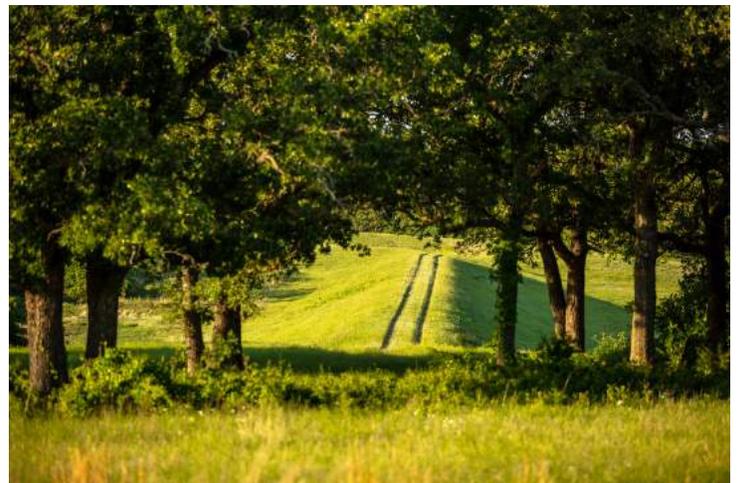
TREES, GRASSES, AND FORBS: Mature Oak varieties dominate the primary tree canopy on the ranch along with other hardwoods. Approximately 50-60% of the ranch is sheltered with mature timber, creating remarkable wildlife habitat.

Robust native grasses including Big Blue Stem, Little Blue Stem, Indian Grass, and Side-Oats Grama blanket pastured areas. Some improved grasses thrive on the south end of the property. Plentiful forbs on the ranch include Catnip, Illinois Bundleflower, Chickweed, and Deer Vetch which provide natural forage for deer while native acorns provide a natural source of protein.

TOPOGRAPHY: Ranch roads and trails meander through rolling elevation changes of over 100+/- feet. Such scenic topography creates notable high points, draws, travel corridors, pinch points, and creek bottoms. Near the south boundary, Valley Creek and the Steelman Branch of Mallard Creek converge sending watershed to the southwest; while Dye Creek bisects the property east/west capturing watershed from north of the property. Ridgelines offer optimal potential build sites.

WILDLIFE/HUNTING/FISHING: In addition to a robust native deer population, Rio Grande Turkey frequent the ranch. Multiple varmint species, wild hogs, species of toads, lizards, birds, and insects play their role a very diverse, thriving, and protected ecosystem on Ghost Canyon Ranch.

Fishing opportunities abound for Largemouth Bass and Catfish within the many lakes and ponds on the property!



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WATER: Water resources on Ghost Canyon Ranch are prevalent and a significant feature of the property. Water sources include: 2 soil conservation lakes up to 7+/- surface acres at normal pool. One of the lake dams lies on this property and the other resides on a contiguous neighboring property. Dams are governed and maintained by the Clear Creek Watershed Authority and have excellent depths. Together with the lakes, multiple ponds up to 1.5+/- surface acres in size control water shed while providing outstanding water resources for wildlife, livestock and excellent recreation in the form of fishing and waterfowl hunting. One water well services the camp site area. The ranch possesses extensive water resources; well above average for the geographical area.

TAXES: There is an Agricultural Exemption on the property. The property taxes were \$116.81 for the year 2021.

MINERALS: The Seller represents no mineral ownership. There is one producing gas well on the property located in the far northwest corner.

UTILITIES: One water well services the camp site on the property. Electricity services all applicable improvements on the ranch. One underground septic system is in place within the camp site area.

PRICE: **\$1,963,302.80 or \$7,990.00 per acre**

CONTACT:

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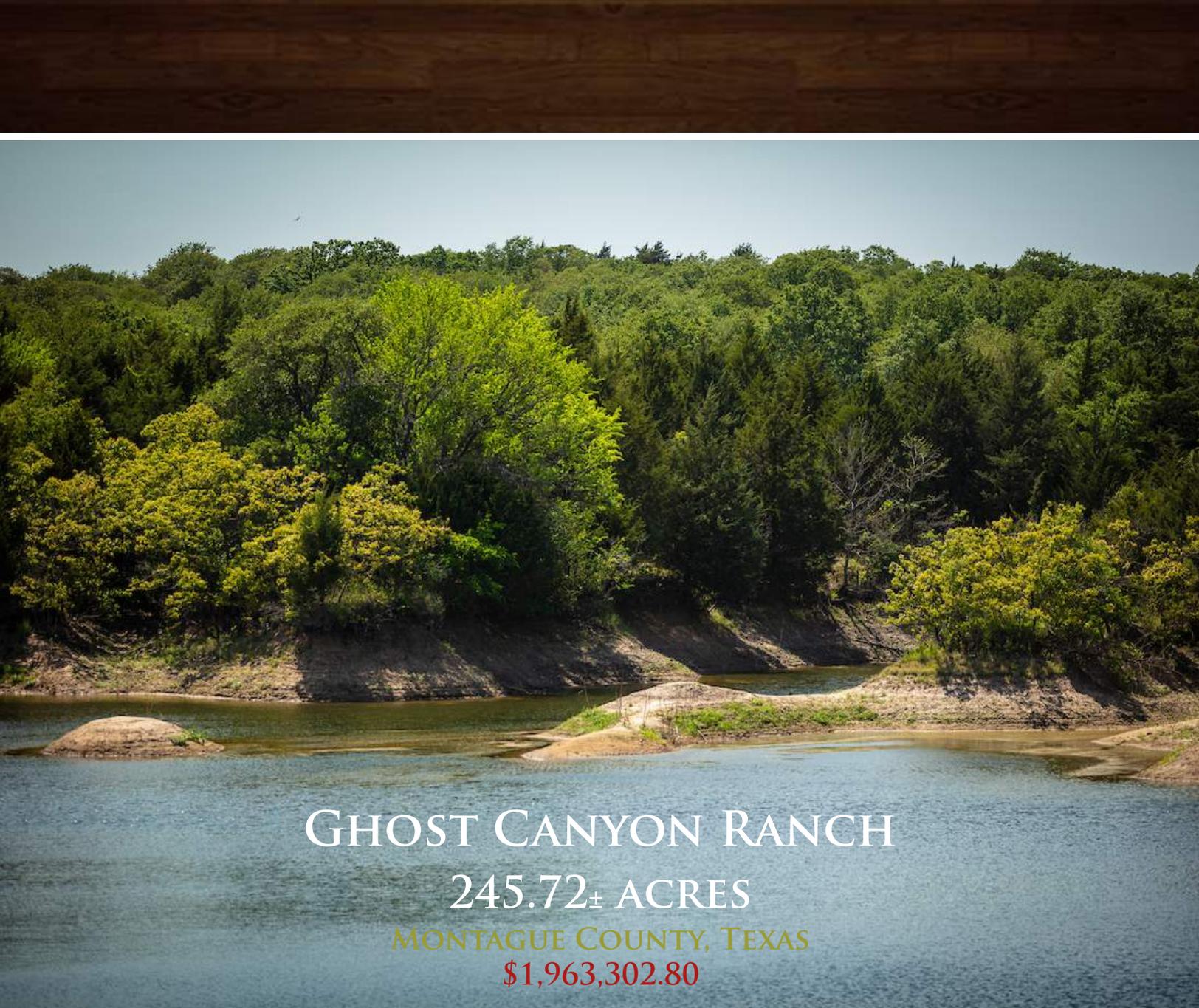
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